



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

Bamfield Advisory Planning Commission Meeting
Thursday, December 11, 2025

Zoom/Board Room (Hybrid) – 3008 Fifth Avenue, Port Alberni, BC
5:30 PM

Regular Agenda

Watch the meeting live at: <https://www.acrd.bc.ca/events/11-12-2025/>

Register to participate via Zoom Webinar at:

https://acrd-bc-ca.zoom.us/webinar/register/WN_NOFzFGboTP6mxJ40Dz3rug

1. **CALL TO ORDER**

Recognition of Territories.

Notice to attendees and delegates that this meeting is being recorded and
livestreamed to YouTube on the Regional District Website.

2. **APPROVAL OF AGENDA**

3. **DECLARATIONS**
(conflict of interest)

4. **MINUTES**

5. **CORRESPONDENCE**

6. **PLANNING APPLICATIONS**

a. RA25003 – 452 Seaboard & 200 Binnacle Road (HFN Lands Corp)

7. **LATE BUSINESS**

8. **ADJOURN**



To: ACRD Board of Directors

Meeting Date: January 14, 2025

From: Alima Khoja, Planner I

Voting Structure: Electoral Area Directors

Electoral Area: A - Bamfield

Subject: Rezoning RA25003 – 452 Seaboard & 200 Binnacle Road (HFN LANDS CORP)

Recommendation:

THAT Bylaw P1530, Bamfield Official Community Plan Amendment Bylaw, be read a first time.

THAT Bylaw P1531, Regional District of Alberni-Clayoquot Zoning Text Amendment Bylaw, be read a first time.

THAT Bylaw P1535, Regional District of Alberni-Clayoquot Zoning Atlas Amendment Bylaw, be read a first time.

THAT the public hearing for Bylaws P1530, P1531, P1535 be delegated to the Director for Electoral Area 'A', the Alternate Director, or the Chairperson of the Regional District.

THAT the Alberni-Clayoquot Regional District Board of Directors confirm that the adoption of Bylaws P1530, P1531, P1535 are subject to:

- a. Compliance with Flood Construction Level requirements and confirmation from a Geotechnical Engineer that the site is safe for the intended use as a campground.***
 - b. Confirmation of suitable public access to the site and issuance of a Commercial Access Permit from the Ministry of Transportation and Transit.***
 - c. Compliance with any recommendations from the Bamfield Volunteer Fire Department including emergency vehicle access and site evacuation requirements.***
 - d. Agreement to connect the campground to the Bamfield Community Water System and compliance with any Island Health requirements under the Drinking Water Protection Act and Regulations.***
 - e. Confirmation from a Registered On-site Wastewater Practitioner that the property can support on-site sewage disposal for the 40-site campground.***
 - f. Meeting all other technical agency requirements.***
-

Development Proposal: The Huu-ay-aht Group of Businesses proposes to develop 2 parcels located at 452 Seaboard Road and 200 Binnacle Road as a commercial campground. Shared infrastructure and amenities will include 20-40 fully serviced campsites for tents and recreational vehicles, washroom and shower facilities, onsite septic, gazebo fire pit areas, sauna, garbage collection with bear-aware protocols, and potable water via Bamfield Community Water System. The applicant will access the properties through an existing easement from Hull Road

PL20250066 / RA25003

Alberni-Clayoquot Regional District | 3008 Fifth Avenue, Port Alberni, BC V9Y 2E3 | 250.720.2700 | www.acrd.bc.ca

Serving Port Alberni, Tofino, Ucluelet, Treaty First Nations: Huu-ay-aht, Yuułuʔiłʔatḥ, Uchucklesaht Tribe Government, and Toquaht Nation, and Six Electoral Areas: "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek).

and Seaboard Road. The applicant has provided a detailed outline of the proposed development and a site plan and survey are attached to this report.

Advisory Planning Commission Recommendation: The Bamfield Advisory Planning Commission (APC) will review the application at their December 11th meeting and provide their recommendations to the ACRD Board of Directors.

Property Owner(s): HFN LANDS CORP

Applicant/Primary Contact: ADRIEN MULLIN

Property Information:

Civic Address:	452 Seaboard Road				
Legal Description:	LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN VIP54368				
PID:	017-801-231	Folio:	770-02882.310	ALR? (Y/N):	N Lot Area (ha): 0.92 (2.28 ac)

Civic Address:	200 Binnacle Road				
Legal Description:	LOT C, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 38547 EXCEPT PART IN PLAN VIP54368				
PID:	000-977-179	Folio:	770-02882.300	ALR? (Y/N):	N Lot Area (ha): 1.21 (3.01 ac)

Current Zoning:	RA2 - Acreage Residential District	Proposed Zoning:	Campground Commercial (C8D) District
Current OCP:	Bamfield, Mixed Use	Proposed OCP:	Commercial Use
Development Permit Area(s):	DPA I – Riparian Areas Protection (15 m; 30 m) DPA II – Natural Hazard Areas Protection Tsunami 20 m a.s.l. DPA III – Form and Character DPA IV – Coastal Protection		
Current Use & Description:	The waterfront property is split into two parcels and is undeveloped and forested. The property backs onto Bamfield Road to the east and is primarily accessed from Seaboard Road to the north. There is a creek and small ravine area that dissect the southern portion of the property.		

Surrounding Zoning and Land Use			
North:	Acreage Residential (RA2) District	South:	Forest Reserve (A4) District
East:	Bamfield Road – (RA2) District	West:	Waterfront

Services:

- a) **Sewage Disposal:** On-site sewage disposal system. The applicant is required to submit a report from a Registered On-site Wastewater Practitioner (ROWP) that includes a capacity review to determine whether the site has sewage disposal capacity for the full build-out of the 40-site campground.
- b) **Water Supply:** Bamfield Water System. The rezoning would be referred to the ACRD Community Services department to determine any requirements for connection to the community water system.

- c) **Fire Protection:** The parcels are within the Bamfield Fire Protection Area. The rezoning would be referred to the Bamfield Volunteer Fire Department to ensure that suitable access is provided for emergency vehicles and evacuation of the site in the event of an emergency.
- d) **Access:** Principal access to the parcel would be from Seaboard Road and Hull Road to the north. The property also backs onto Bamfield Road to the east. The campground would have two accesses with +/- 32 RV and tent campsites accessed from Seaboard Road to the north and +/- 8 RV sites accessed from an internal to be built from Bamfield Road to the east. The applicant is required apply for a Commercial Access Permit from the Ministry of Transportation and Transit.

Planning Policy Discussion:

- a) **Official Community Plan:** The parcel is designated Mixed Use in the Bamfield Official Community Plan. The Mixed Use designation supports small-scale commercial uses such as lodges, cafes, fishing charter operations, and water taxi services. The applicant proposes to amend the OCP to designate these parcels as Commercial Use to support the commercial campground use.

The parcels are impacted by several Development Permit Areas (DPAs): DPA I – Foreshore and Riparian Areas Protection (15 m; 30 m); DPA II – Natural Hazard Areas Protection Tsunami 20 m a.s.l.; DPA III – Form and Character, and DPA IV – Coastal Protection. The applicant has submitted biologist and geotechnical engineering reports which appear to satisfy the requirements of each of the riparian area protection and natural hazard DPAs. A detailed site plan outlining access/egress to property, internal road, parking, landscaping and screening, and signage will be required to satisfy the DPA III – Form and Character guidelines. If the rezoning is successful and before any development of the site can begin, a development permit must be issued.

The commercial campground proposal does not comply with the policies and objectives of the Mixed Use designation. The applicants have applied to redesignate the parcels to Commercial use to facilitate the rezoning.

- b) **Zoning:** The parcels are zoned Acreage Residential (RA2) District. The proposed campground development will require site specific zoning to accommodate the proposed use. A site-specific Campground Commercial (C8D) District has been drafted. The C8D zoning would permit campgrounds with a maximum of 40 sites, one single family dwelling, and accessory buildings and uses.

	Current: RA2	Proposed: C8D
Minimum Lot Area (ha)	0.4	2.02
Minimum Lot Width (m)	36.5	100
Principal & Accessory Front Yard Setback (m)	12.1	15.2
Principal Side Yard Setback (m)	4.5	4.5
Principal Rear Yard Setback (m)	9.1	9.1
Accessory Side Yard Setback (m)	0.9	0.9
Accessory Rear Yard Setback (m)	0.9	0.9
Watercourse Setback (m)	30	30

Proposed permitted uses, conditions of use, and site development regulations in the Campground Commercial (C8D) District

Permitted Uses

- (1) Campgrounds
- (2) One (1) Single Family Dwelling for caretaker residence
- (3) Accessory buildings and uses

Conditions of Use

- (1) In this zone “campsite” means an established site within a campground for the temporary location and siting of recreational vehicles or tents as a temporary recreational use for a period not to exceed 180 days in any calendar year, whether the use is continuous or intermittent.
 - (2) Maximum number of sites shall not exceed 40 within the C8D District.
 - (3) No recreational vehicle shall be located other than on an established campsite.
- All campsites shall be located a minimum of 9.1 metres (30 feet) from the rear lot line and 4.5 metres (15 feet) from side lot lines. A minimum 4.5 metres (15 feet) buffer area of landscaping or natural vegetation screening must be provided between neighbouring parcels and public roads.
- (4) All buildings shall be located a minimum 15.24 metres (50 feet) from the natural boundary of the Bamfield Inlet.
 - (5) A single family dwelling may not be operated as a short-term vacation rental.
 - (6) A single family dwelling or campsite shall not be a separate strata unit.
 - (7) In this zone “accessory buildings and uses” include office facilities; convenience store for campground users; washroom, shower, and laundry facilities; gazebos; picnic shelters; electrical shed; structures containing garbage, recycling, and organics collections; and storage sheds.

Site Development Regulations in the C8D District

Zoning District or Use	Minimum Lot Width (feet)	Minimum lot Area	Maximum Lot Coverage	Minimum Setbacks (Feet)			Maximum Height
				Front	Rear	Side	
C8D	330	5 acres	-	50	30	15	30 2 storeys

This proposal is not in compliance with the RA2 zoning regulations. The parcels would be rezoned to a site-specific Campground Commercial (C8D) District zone that permit the proposed 40-site commercial campground use.

Comments: The applicants are proposing a 40-site campground on the subject property including campground amenity facilities. The site-specific zone would also allow for one single family dwelling, washroom, laundry facilities as well as an office. RV campsites will be serviced with hydro and water. Tent sites will be located along the waterfront and along the north side of 452 Seaboard Road. Tent sites are walk-in only. RV sites will be accessed by two internal roads. The campground is accessed from Bamfield Road to the east and Seaboard Road to the north. The applicant will require a Commercial Access Permit and support from the Ministry of

Transportation and Transit as a condition of rezoning. Additional requirements will include support from the Bamfield Fire Department for site access, confirmation of on-site sewage disposal capacity, meeting all connection requirements for the Bamfield Water System, and compliance with any Geotechnical Engineering requirements.

The rezoning would require an amendment to the Bamfield Official Community Plan and would represent a significant commercial development in the area. Planning staff are initially supportive of the development as it will increase the number of affordable visitor accommodations in the Bamfield community in a safe and regulated campground facility. It is recommended that the Board give first reading to the bylaws and proceed with the public hearing to gather input from the community. Prior to bylaw adoption, staff recommend the applicants address all technical requirements outlined in the report.

Submitted by: Alex Dyer
Alex Dyer, MCIP RPP, General Manager of Planning and Development

Reviewed by: _____
Cynthia Dick, General Manager of Administrative Services

Approved by: _____
Daniel Sailland, MBA, Chief Administrative Officer

Site Photos



Access point to Seaboard Road via Hull Road



View of Seaboard Road access to Lot 452, including neighbouring property access.



Access to Lot 452 from Seaboard Road



Bamfield Road proposed access to southern parcel



View of communal area and RV sites from southeast



View of communal area and RV sites from shoreline



HFN Lands LP

Rezoning and OCP Amendment Application
452 Seaboard Rd & 200 Binnacle Rd, Bamfield

To: ACRD Planning Department

Dear ACRD Planning Department,

In 2016, Huu-ay-aht Lands Limited Partnership (HLLP) acquired several properties in Bamfield, including Lot 1, Section 20, Township 1, Barclay District, known as the “Bay House” property. The site has remained undeveloped since the acquisition. HLLP now seeks to rezone the property to accommodate commercial use, specifically for a Campground Commercial designation, and to amend the Official Community Plan (OCP) from Mixed Use to Commercial.

Rezoning Rationale

The subject properties, currently zoned RA2 and designated Mixed Use in the OCP, have been identified as ideal sites for low-capital campground development. Visitor demand for affordable, accessible accommodations in Bamfield is growing, and Huu-ay-aht Group of Businesses (HGB) has had proven success with similar operations, including Pachena Bay Campground. The proposed development is complementary to other HGB offerings and would enhance Bamfield’s tourism infrastructure.

Site Planning

The proposed development would include 20–40 campsites, depending on the density supported by the Planning Department. These will span from the Bamfield Inlet waterfront up to Bamfield Road.

Development will be phased in alignment with provincial (MOTT), environmental, geotechnical and community/cultural best practices. This is supported by the current suite of reports included in the application.

Through an existing easement, access to the property will be from Hull Rd to Seaboard Rd. The servicing of the property by electrical and sewer will follow MOTT and Hydro ROW’s and will be engineered by McElhenney Ltd.

Shared infrastructure and amenities include:

- Wash house & showers
- Sani dump
- Gazebo fire pit & sauna
- Potable water via municipal supply

Phone 778.421.2663 | Fax 778.421.2664 | www.hfngroup.ca

Physical Address 4576 Adelaide St, Port Alberni, BC V9Y 6N3
Mailing address PO Box 87, Port Alberni, BC V9Y 7M6



HFN Lands LP

- 400-amp electrical service installed at the corner of 452 Seaboard Road
- Sewer connection to HFN's independent wastewater treatment plant (see attached plans)
- Garbage collection with bear-aware protocols – using existing contractors

Supporting Documentation

Submitted via Dropbox and in print:

1. Access Easement documents
2. DPA Reports
3. Conceptual Site Plans
4. Sewer System Connection Plan

OCP & Zoning Amendment Request

Due to the site's topographical features and DPA constraints, we are requesting:

- An OCP amendment from Mixed Use to Commercial
- A rezoning to Campground Commercial
- Consideration for a higher density of campsites per hectare than currently permitted
- Consideration of parking density and location to fit site restrictions

We appreciate your consideration of this application and look forward to working collaboratively to support responsible tourism growth in Bamfield.

Sincerely,

Adrien Mullin

Tourism Development Manager

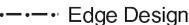
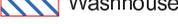
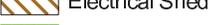
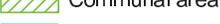
Huu-ay-aht Group of Businesses

CAMPGROUND

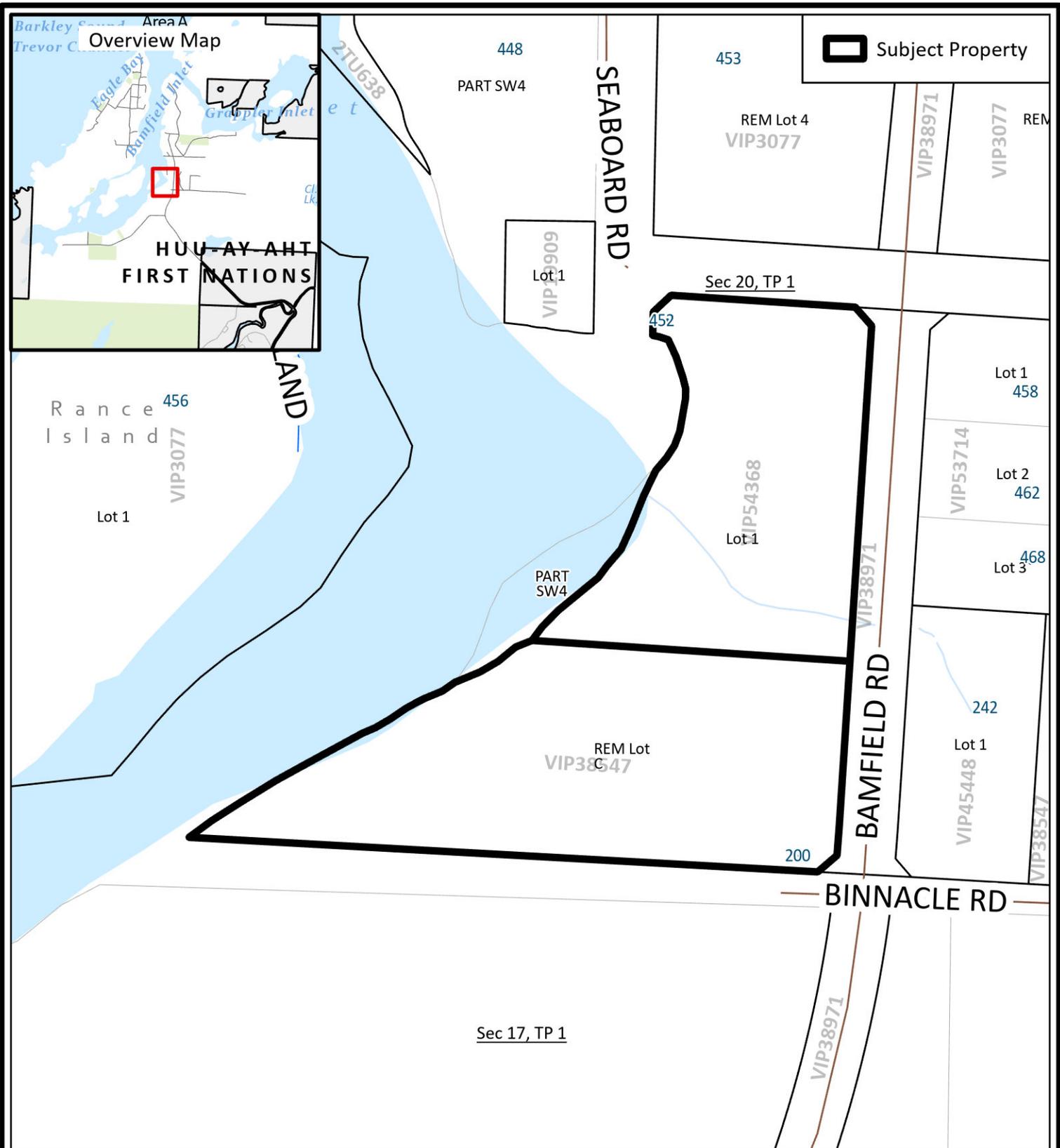
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Long: 125°8'6"W
Author: A. Furey
Map Date: 28-Apr-2025
Mapsheet: 92C.085

Scale: 
1:1,500
Datum: NAD83

Legend

-  Road Station
-  Sewer Connection
-  CW>30m
-  Sewer Line
-  Edge Design
-  Powerline
-  Proposed Roads
-  Built Road
-  Proposed Trails
-  Streams
-  Contours 1m
-  Washhouse
-  Electrical Shed
-  Communal area
-  Water
-  RV Campsites
-  Tent Campsites





 Subject Property

Area A
Overview Map

HUU-AY-AHT
FIRST NATIONS

Rance Island 456
Lot 1

Lot 1

448
PART SW4

Lot 1

453

REM Lot 4
VIP3077

Sec 20, TP 1

452

Lot 1
VIP54368

PART SW4

REM Lot
VIP38547

200

Lot 1
458

Lot 2
462

Lot 3
468

VIP53714

Lot 1

242

VIP45448

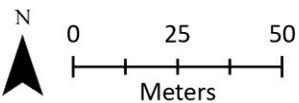
VIP38547

BINNACLE RD

Sec 17, TP 1



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT



Address: 200 Binnacle Road, Bamfield

Legal Description: LOT C, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN 38547 EXCEPT PART IN PLAN VIP54368

and

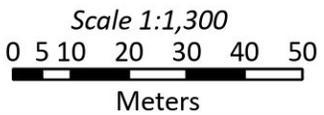
Address: 452 Seaboard Road, Bamfield

Legal Description: LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY DISTRICT, PLAN VIP54368



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200 Binnacle Road, Bamfield
 LOT C, SECTION 20, TOWNSHIP 1, BARCLAY
 DISTRICT, PLAN 38547 EXCEPT PART IN PLAN
 VIP54368 and,
 452 Seaboard Road, Bamfield
 LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY
 DISTRICT, PLAN VIP54368

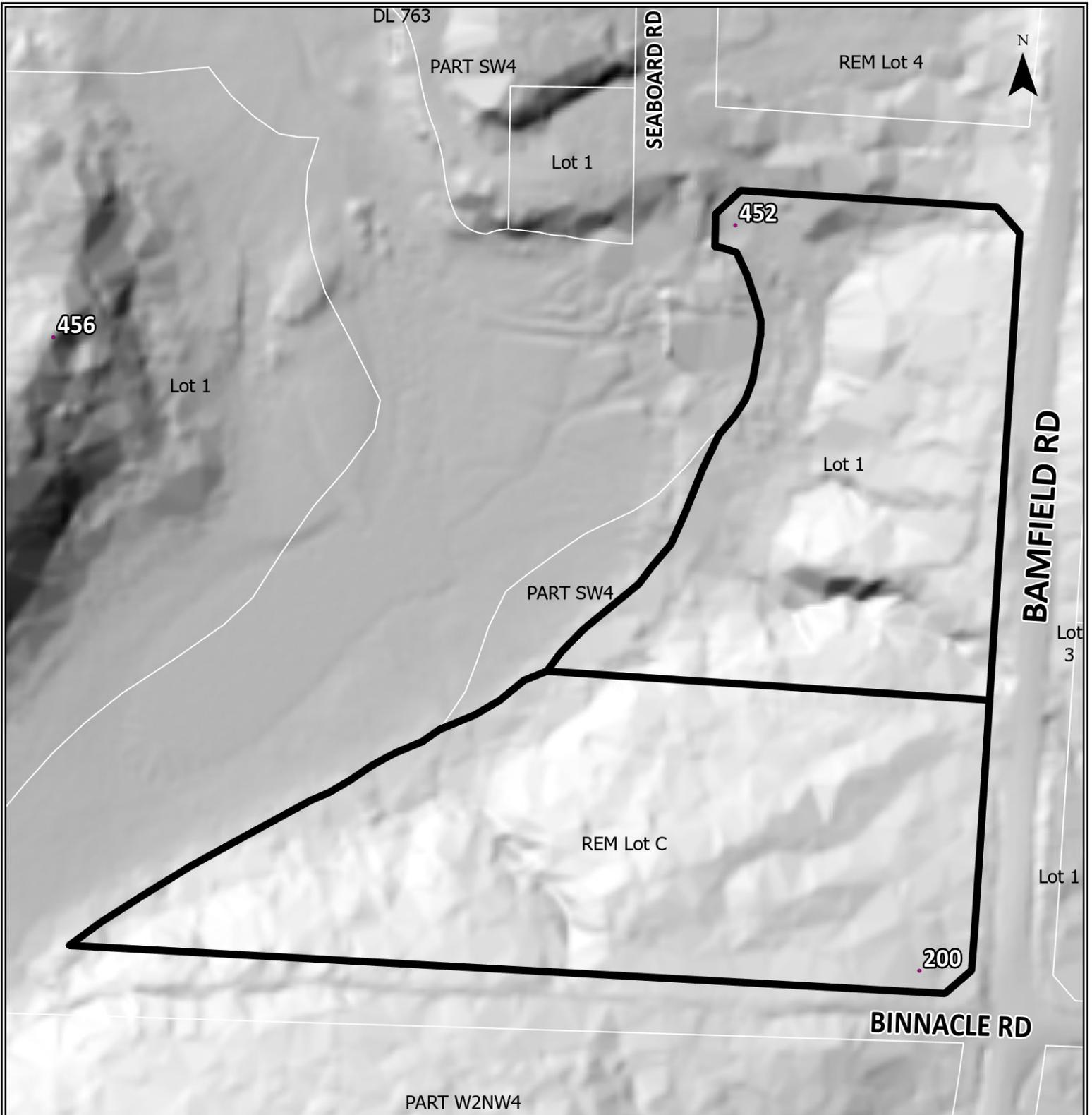


 Subject Property



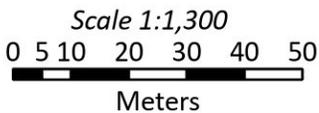
**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2025-11-18
 Sources: Microsoft, VantorProv. BC,
 ParcelMapBC; ACRD



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200 Binnacle Road, Bamfield
 LOT C, SECTION 20, TOWNSHIP 1, BARCLAY
 DISTRICT, PLAN 38547 EXCEPT PART IN PLAN
 VIP54368 and,
 452 Seaboard Road, Bamfield
 LOT 1, SECTION 20, TOWNSHIP 1, BARCLAY
 DISTRICT, PLAN VIP54368



 Subject Property



**ALBERNI-CLAYOQUOT
 REGIONAL DISTRICT**

Prepared 2025-11-18
 Sources: Prov. BC, ParcelMapBC; ACRD